Box 36

THIS INSTRUMENT PREPARED BY:

Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
P.O. Box 198985
Nashville, TN 37219-8985

BILL GARRETT, Davidson County
Trans:T20110063167 DEEDTRS
Recvd: 10/10/11 15:35 4 pgs
Fees:23.00 Taxes:2035.00
20111010-0078680

Name and Address of New Owner:

West Nashville Condos, LLC
c/o Brookside Properties, Inc.
2002 Richard Jones Road, Suite C200
Nashville, TN 37215

Send Tax Bills to:

New Owner

Property Address:
Unit Nos. A-1, A-2, A-3, A-4, A-5, A-6, A-8, A-9, A-10, A-11, A-13, A-14, A-16, C-3, C-5, C-6, C-7, C-9, C-10, C-11, C-12, C-13, C-14, C-16, D-3, D-4, D-5, D-6, D-7, D-8, D-9, D-10, D-11, D-12, D-15, D-16, D-17, D-18, E-4, E-6, E-7, F-1, F-6, F-7, F-8, G-3, G-5, G-7, G-8, H-2, H-3, H-10, J-2, J-3, J-6, J-9, J-10, K-1, K-4, and K-5
6680 Charlotte Pike, Nashville, TN 37209

Map and Parcel Numbers:
102070A09200CO, 102070A00200CO, 102070A00300CO, 102070A00400CO, 102070A00700CO, 102070A00800CO, 102070A00900CO, 102070A01000CO, 102070A01200CO, 102070A01300CO, 102070A01400CO, 102070A01500CO, 102070A01600CO, 102070A02100CO, 102070A02200CO, 102070A02300CO, 102070A02600CO, 102070A02900CO, 102070A03100CO, 102070A03300CO, 102070A03400CO, 102070A03500CO, 102070A03600CO, 102070A03800CO, 102070A04600CO, 102070A05000CO, 102070A05100CO, 102070A05400CO, 102070A05500CO, 102070A05600CO, 102070A05700CO, 102070A06000CO, 102070A06100CO, 102070A06300CO, 102070A06500CO, 102070A06600CO, 102070A06700CO, 102070A07200CO, 102070A07300CO, 102070A07500CO, 102070A07600CO, 102070A07700CO, 102070A07800CO, 102070A07900CO, 102070A08000CO, 102070A08100CO, 102070A08200CO, 102070A08300CO, 102070A08500CO, 102070A08700CO, 102070A08800CO, 102070A09000CO, 102070A09400CO, 102070A09500CO, 102070A09600CO, 102070A09800CO, 102070A09900CO, 102070A10700CO, 102070A10900CO, 102070A11200CO

SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on this the 10th day of October, 2011, by and between Douglas A. Brace, Substitute Trustee ("Grantor"), and West Nashville Condos, LLC (the "Grantee").

WHEREAS, by a Deed of Trust, Assignment of Leases and Security Agreement dated as of June 1, 2005, of record in Instrument No. 20050602-0062832, Register's Office for Davidson County, Tennessee, as modified and amended by that certain Modification Agreement and Amendment to Deed of Trust, Assignment of Leases and Security Agreement between Borrower and Original Lender dated January 31, 2006, of record in Instrument No. 20060208-0051412, said Register's Office, and further modified and amended by that certain Second Modification Agreement and Amendment to Deed of

Trust, Assignment of Leases and Security Agreement dated March 30, 2007, of record in Instrument No. 20070403-0039478 and re-recorded in Instrument No. 20070423-0047621, said Register's Office (as amended, **"Deed of Trust 1"**), Landis Ventures, LLC conveyed to R. Larry Lovelace, Trustee, for the benefit of Middle Tennessee Bank & Trust hereinafter described real estate to secure certain Note(s) described therein; and

WHEREAS, by a Deed of Trust, Assignment of Leases and Security Agreement dated as of October 12, 2006, of record in Instrument No. 20061016-0127697, said Register's Office (**"Deed of Trust 2"**), Landis Ventures, LLC conveyed to R. Larry Lovelace, Trustee, for the benefit of Middle Tennessee Bank & Trust hereinafter described real estate to secure certain Note(s) described therein; and

WHEREAS, by a Deed of Trust, Assignment of Leases and Security Agreement dated as of June 9, 2008, of record under Instrument No. 20080618-0062576, said Register's Office (**"Deed of Trust 3"**), Landis Ventures, LLC to R. Larry Lovelace, Trustee, for the benefit of Middle Tennessee Bank & Trust hereinafter described real estate to secure certain Note(s) described therein; and

WHEREAS, Deed of Trust 1, Deed of Trust 2 and Deed of Trust 3 were assigned by GreenBank, formerly Middle Tennessee Bank & Trust to West Nashville Condos, LLC by Assignments of record under Instrument Nos. 20110902-0068527, 20110902-0068528, 20110902-0068529, said Register's Office, respectively, Deed of Trust 1, Deed of Trust 2 and Deed of Trust 3 are sometimes collectively referred to as the **"Deeds of Trust"**).

WHEREAS, West Nashville Condos, LLC appointed the Grantor as Substitute Trustee in accordance with the terms and conditions of the Deeds of Trust under Instrument Nos. 20110912-0070308, 20110912-0070309, 20110912-0070310, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Notes, and the holder thereof having directed the Substitute Trustee to sell the Property, as provided by the Deeds of Trust, the Substitute Trustee did advertise the time, place, and terms thereof in the *Tennessean – Davidson Zone* having general circulation in Davidson County, Tennessee and published in said county, once a week for three (3) weeks prior to said sale, to wit: said advertisement, in all respects complied with the requirements of the power of sale contained in the Deeds of Trust, on the 10th day of October, 2011 at Twelve O'clock (12:00) P.M., the Substitute Trustee offered the Property for sale at the **south main door of the Davidson County Courthouse, One Public Square, Nashville, Tennessee**, and sold the Property to Grantee at the price of Five Hundred Fifty Thousand Dollars and 00/100 ($550,000.00) (the "Bid"), this being the highest and best bid.

NOW, THEREFORE, the said Douglas A. Brace, Substitute Trustee, acting under and by virtue of the power of sale contained in the Deeds of Trust, for and in consideration of the Bid, paid for the Property by virtue of the public sale aforesaid, and in consideration of the facts hereinbefore recited, has bargained, sold and conveyed and does hereby bargain, sell and convey unto the Grantee, its/their successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described, to wit (the **"Property"**):

Land in Davidson County, Tennessee, being Unit Nos. A-1, A-2, A-3, A-4, A-5, A-6, A-8, A-9, A-10, A-11, A-13, A-14, A-16, C-3, C-5, C-6, C-7, C-9, C-10, C-11, C-12, C-13, C-14, C-16, D-3, D-4, D-5, D-6, D-7, D-8, D-9, D-10, D-11, D-12, D-15, D-16, D-17, D-18, E-4,

E-6, E-7, F-1, F-6, F-7, F-8, G-3, G-5, G-7, G-8, H-2, H-3, H-10, J-2, J-3, J-6, J-9, J-10, K-1, K-4, and K-5 of West Meade Condominiums, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 5923, page 704, amended in Book 6277, page 653, Book 7333, pages 415 and 418, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominiums, of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of said units.

Being part of the same property conveyed to Landis Ventures, LLC, a Tennessee limited liability company, by deeds of record in Instrument No. 20040802-0092039, Instrument No. 20050411-0039590, corrected in Instrument No. 20050602-0062860, re-recorded in Instrument No. 20050609-0066110, Instrument No. 20050602-0062831, Instrument No. 20050914-0110752, Instrument No. 20050929-0117104, Instrument No. 20051014-0123885, Instrument No. 20051123-0141930, Instrument No. 20060208-0015410, Instrument No. 20060208-0015411, Instrument No. 20060906-0109834, Instrument No. 20070403-0039477, and in Instrument No. 20070423-0047620, said Register's Office.

This street address of the Property is 6680 Charlotte Pike, Nashville, Tennessee, 37209.

TO HAVE AND TO HOLD the Property, together with all improvements thereon, unto Grantee, its/their successors and assigns, the Property in fee simple forever, and in bar of all right or equity of redemption.

And the Grantor, does hereby transfer, assign, and setover unto Grantee, all of the covenants and warranties contained in the Deeds of Trust, and does hereby warrant the title as fully as he is authorized to do so as Trustee, but not further or otherwise. This conveyance is specifically made subject to real estate taxes.

WITNESS my hand on this 10th day of October, 2011.

Douglas A. Brace, Substitute Trustee

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **Douglas A. Brace**, as said Substitute Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 10th day of October, 2011.

NOTARY PUBLIC

My commission expires:

HOLLY A. COPELIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Holly A. Copelin
My Commission Expires
August 17, 2015
STATE OF TENNESSEE

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of October, 2011.

NOTARY PUBLIC

My commission expires:

HOLLY A. COPELIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
Holly A. Copelin
My Commission Expires
August 17, 2015
STATE OF TENNESSEE

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